

SUNDAY, OCTOBER 1, 1922

PART III TWELVE PAGES

Famous Polo  
Field To Be  
Cut Into LotsOld Westchester Grounds,  
Where the Waterburys  
Learned Game, to Go at  
Auction Next Saturday

While the "Big Four" of American polo is battling for international supremacy at Meadow Brook on Long Island next Saturday, the plot of the Westchester Country Club, which may justly be called the birthplace of the game in this country, will be placed under the hammer of an auctioneer to be sold in building sites.

On the green sward overlooking Pelham Bay and facing down the Sound the late Monty Waterbury, his brother Larry, and Foxhall Keene, who were on the team that finally brought the international challenge cup to this side of the Atlantic, learned the great Indian game. As boys the Waterburys, under the urging of their father, James K. Waterbury, still a member of the Westchester Club, developed into two of the greatest players the game has ever seen. The field is as level to-day as when the polo cracks of the country congregated there.

The building, which has been used as a clubhouse since the old club building was destroyed by fire early this year, is well stocked with trophies of the prowess of its members on the polo field, tennis courts, golf links and on the water. Punch bowls, cups, vases and other emblems are on display. On these are names of men well known in many walks of life. On one cup won in a baseball match are the names of the Aedes. One of the Aedes is now president of the club. On another cup are the names of the Waterburys, Keene, Gene Renald and some others.

**Club Second Oldest**  
The club is the second oldest in the country and is being sold because it cannot get sufficient financial support to continue. Mr. Aede intimates yesterday that if the club had an eighteen-hole golf course instead of nine holes and the club house had not burnt down, Bryan L. Kennelly, Inc., auctioneer, would not have been commissioned to sell the property, polo field, golf links, tennis courts and well-kept lawns in home building sites for whatever the public will pay.

The club was organized in 1883 about six months after the Country Club at Brookline, Mass., which is the oldest club of the kind in the country. The Westchester club was first located on what is now Pelham Bay Parkway. When the city took this property for what is now Pelham Bay Park Mr. Waterbury purchased the present acre and many more from the Mutual Life Insurance Society, which held the mortgage. Mr. Waterbury sold the property later to the club for just what it cost him.

The Country Club of Westchester was in the library of Mr. Waterbury's home by Pierre Lorillard Jr., Alfred Seaton Jr., Lorillard Spencer Jr., Francis A. Watson, De Lancy A. Kane, C. Oliver Iselin, William S. Hoyt and Henry C. Ward. The first president was Mr. Waterbury.

The Country Club Polo team, consisting of J. M. and Lawrence Waterbury, Foxhall Keene and John J. Carpenter, won the polo championship of the country in 1899 and 1900, and on two occasions represented the United States at the national polo team in England.

The club has had annual invitation tennis tournaments since 1884, favoring the winners of these events were G. S. Campbell, H. W. Slocom, H. A. Taylor, R. D. Wren, M. D. Whitman, B. C. Ward, Edward W. J. Clothier, William A. Lonnard, R. Morris Williams and W. M. Johnston.

"During the existence of the club different classes of one-despised have been in the East River and Pelham Bay and Long Island Sound in front of the clubhouse. Among the owners of these yachts were C. Oliver Iselin, William S. Hoyt, and Henry C. Ward and Edmund Randolph.

**Historic House To Be Sold**  
"One of the five houses to be sold on this property, the famous old house now owned by H. M. Rollins, was built in the Revolution, after the battle of Long Island in 1776. The American army came across the East River and marched to White Plains. This house was used by Lord Howe, commander in chief of the British forces, as his headquarters, and the story is told that the British officer who first saw the house rode his horse into the front porch for years the footprints of the horse could be seen in the old floor. The house is located on the corner of Stadium and Rollins avenues.

Another point of history is the stone wall running from Campbell Drive to Westchester Bay, 100 odd feet south of the place. In James Fenimore Cooper's book, "The Spy," which is a history of the Revolution, it is stated that during the Revolution the British, the spy, in order to escape the British, built himself into this wall and the British never found him.

The club house burnt down on last January and in view of the fact that the new Lexington Avenue subway comes within a short distance of the club property, and yielding to public demand for desirable home sites, the club determined to subdivide the property in attractive plots and give the public the benefit of this delightful location for home building.

Hundreds of thousands of dollars have been spent in the past by the club in beautifying this property and putting in a system of sewers which to-day is in a state of decay and in need of improvement. The passing of the well known place will start at 1 o'clock and will continue until every parcel has been sold.

Meadow Brook has been the subject of a score of owners, many of whom will erect homes on it.

**Oldtimers in Realty Form New Partnership**  
Walter Wyckoff and Everett Brett Join Interests; Both Are Experts  
A new partnership, under the firm name of Brett & Wyckoff, has been formed by Walter C. Wyckoff and Everett A. Brett. The latter was formerly president of the Brett & Goode Company. Mr. Brett has specialized in the management of business buildings and Mr. Wyckoff in the management of apartment houses, many of which are conducted on the cooperative plan. The business will be consolidated at the present office of Mr. Wyckoff, 408

50,000 New Owners  
Added to City's List

"In all probability more than fifty thousand new property owners have been added to the list of taxpayers since 1918 in greater New York. Thousands of these have small equities. Many of these equities are in homes, of which probably a majority were bought on the installment plan. Any additional tax burden would bring disaster upon these owners. Men in authority should hesitate a long time before imposing any further obligation on these home owners and prospective home owners, who are among the best of our people, and who are making every sacrifice to preserve their equities and keep possession of their holdings."—The Real Estate Board of New York.

Madison Avenue, which has been enlarged to accommodate the forces of the amalgamated firms. The salesmen and management force include the following: Walter C. Lusher, Samuel F. Adams Jr., Harry H. Albertson, Arthur E. Fuss, George W. Inge, Louis Karlow, John F. McKee, John J. Mirco-vich, J. Lawrence Phipps, Jarvis A. Root, M. E. Rosewater, John S. Spraker, William A. Stead, Harold Strebeigh, John H. Sulley and Norman W. Ward.

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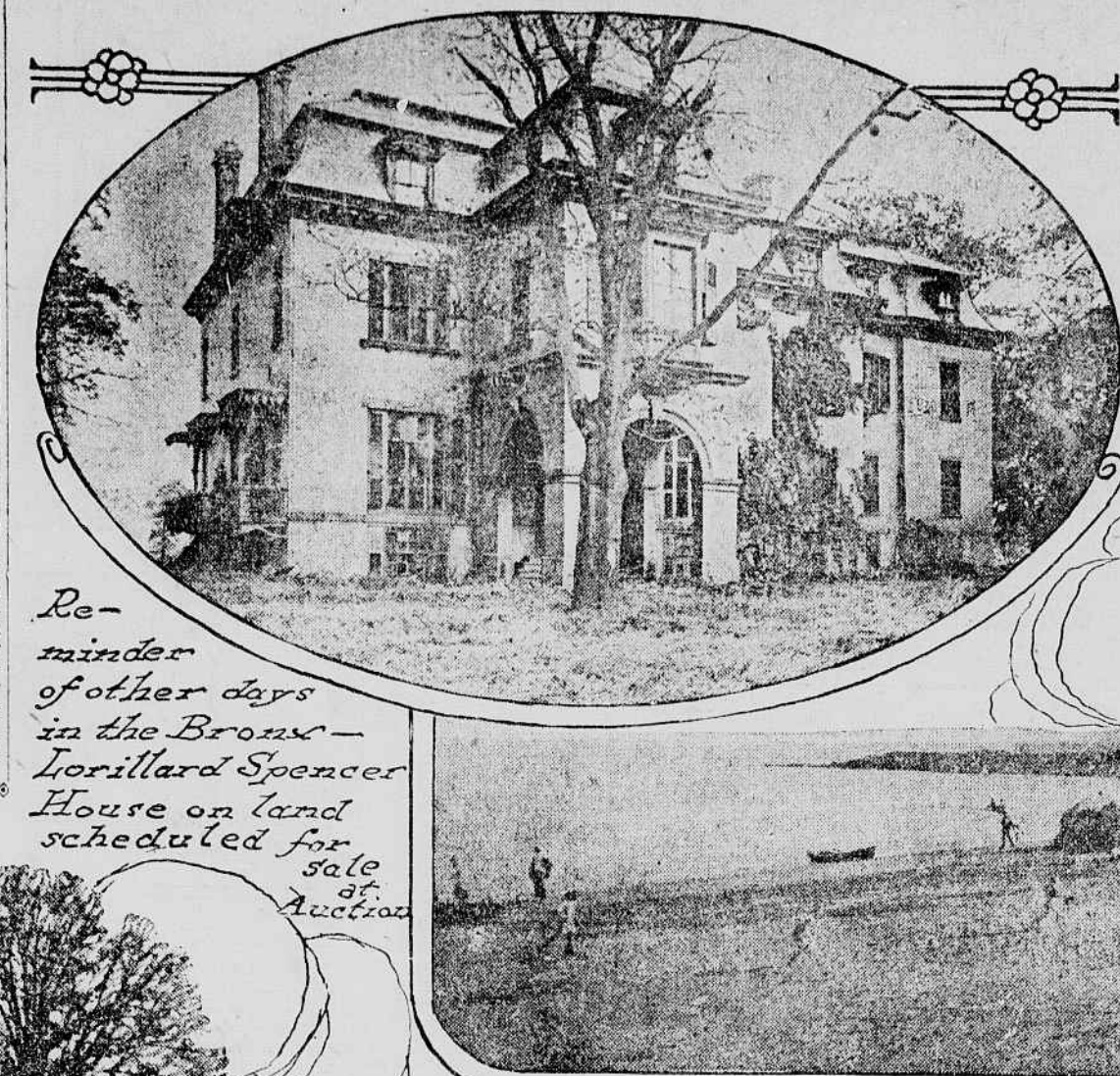
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## Home Builders to Get Long Held Land of Spencers Tenants Buy Large Flat In Harlem



Re-minder of other days in the Bronx—Lorillard Spencer House on land scheduled for sale at auction

The New York Public Library, as the co-owner of the Lorillard Spencer estate in the Pelham Bay Park-Lorillard Spencer section of the East Bronx, will share with the heirs of the Lorillard Spencer estate in the property.

The late Lorillard Spencer 1st, acquired this property for use as a country seat, about seventy-five years ago. The 1750 acres constituting the estate of Pelham Bay Park, with about twenty miles of water frontage, were acquired by the City of New York in the year 1888, about forty years ago, thirty-five years after Lorillard Spencer 1st, had the foresight to purchase the present Lorillard Spencer estate, which at that time was located in Westchester County, although now a part of the Bronx.

Pelham Bay Park is one of the largest, if not the largest waterfront playground in the world.

The subdivision of the Lorillard Spencer estate among hundreds of New York city home seekers will create a new and most desirable residential colony in the five-cent fare zone of the City of New York, and outside the fire limits, where the erection of frame construction is permitted.

Mr. Spencer has arranged a purchasing plan for this sale which will allow mortgages to remain at from 3 1/2 to 5 1/2 per cent. The lower rate will be allowed those who will pay about 60 per cent in cash on the purchase price.

**Two Costly Homes On Fifth Ave. Will Be Sold at Auction**  
More Than a Dozen Other Fine Dwellings in Select Locations Included in Sale To Be Held at Hotel Plaza

It is seldom that homes in the fashionable section of Fifth Avenue are offered at auction, but such a happening is to take place on Wednesday evening next. The sale, besides comprising two houses on this thoroughfare, also includes more than a dozen other fine houses in the Fifth, Madison and Park Avenue sections.

Belting, the occasion the ballroom of the Hotel Plaza has been selected for the holding of the sale. Arthur C. Sheridan will be the auctioneer.

The former Lawrence home, at 959 Fifth Avenue, at the corner of Seventy-eighth Street, will be offered. It contains an elevator, twenty-six rooms and six baths, on lot 25x100.5. The house faces the Duke of York and adjoins the residence of Mrs. Jacob H. Schiff, and is on the same block as Senator William A. Clark's home. The other Fifth Avenue home, which will be offered is at 1043 near Eighty-sixth Street, on the block with the homes of James B. Clews, Lloyd Warren and Starr Miller. It is a four-story, brownstone building, on lot 25x100.

The residence of Mrs. George G. Bourne, at 610 Park Avenue, at the southwest corner of Sixty-fifth Street, fronting 75 feet on the avenue and 20 feet on the street, will be sold. Another fine house which will be offered is that of the new residence of Frederick Stern, at 15 East Sixty-fourth Street, just off Fifth Avenue. It was designed and built by Mr. Stern, architect, for his own occupancy, and contains twenty-two rooms, six baths and elevator, on lot 20x100.5.

The new Italian front dwelling at 164 East Sixty-first Street, containing twenty rooms and five baths, will be sold for Dr. George M. Parker. It is on lot 20x100. Other houses to be sold include 58 East Sixty-fifth Street, a four-story dwelling, on lot 20x100, for Henry Solomon. Two other two-story houses have been Commissioner of Prisons of the State of New York; the five-story English basement dwelling, at 15 East Sixty-eighth Street, containing fifteen rooms and four baths, on lot 15x100; the new five-story American basement dwelling at 42 East Seventy-fourth Street, and the former residence of William Ziegler, at 18 East Fifty-fourth Street.

**Real Estate Men to Hold Golf Tournament This Week**  
The Real Estate Board of New York will hold its fall eighteen-hole golf tournament at the Sunningdale Country Club at Scarsdale, on Wednesday. There will be three classes, and prizes will be presented in each.

Burynne Hamilton is chairman of the golf committee. The other members are Henry Brady, Gerald B. Brown, Joseph L. Ennis, Charles G. Moses, B. M. Phillips, Elisha Sniffen and J. Irving Walsh.

**Century-old home of J. J. Rollins, on Westchester Country Club property, which is to be sold at auction, used by Lord Howe during operations in lower Westchester.**

Improve Business Conditions Likely to Employ Available Funds, Which Would Stiffen Charge  
By Edwin C. Benedict  
Charles F. Noyes Company  
With the ever-increasing flow of money to this center, due to the deflation of wartime high prices and the uncertainty of manufacturers and merchants as to the demand for goods, thereby lessening their money requirements, mortgage interest rates have shown a very decided tendency toward lower levels. At present the interest rate for prime mortgage loans in Manhattan and the Bronx is 5 1/2 per cent; in the outlying districts of the Bronx and Brooklyn the rate is 6 per cent; in Jersey City the rate is 6 1/2 per cent. In other words, families who live in other words, families who live in New York City, Jersey City and Newark have purchased eight large sites in Maple Crest during the week and have commissioned architects and builders to proceed with new homes for early occupancy.

Maple Crest is on Tuscan Road near Springfield Avenue, an attractive location in an attractive town, for Maplewood is one of the picturesque residential sections of the nearby New Jersey mountains.

Maple Crest is being developed with houses in keeping with the residential development of the general section. The houses, which will be erected as a result of the sales made last week, will cost from \$14,500 to \$18,500.

Thomas A. Shiel, a public accountant of Jersey City, has given orders for a house, which with the site, will cost him \$18,000. The plot is 75 feet wide and 150 feet deep, and the house will be built about forty feet back from the roadway.

Frederick Winters, superintendent of the Union Brewery, Newark, is having built a seven-room Colonial house on Tuscan Road. It will cost \$14,500, including the land. Stuart Murdo, of Jersey City, a builder, is erecting an eight-room and two bath home for his own occupancy on Tuscan Road.

Within a few days George F. LaCombe, of Maplewood, N. J., will start erecting a house on Oakview Avenue. The improvement will cost \$18,500. Seventy-four sites have been sold since the tract was put on the market last month.

The older type of basement houses are now rented out as furnished rooms.

**May Add Several Stories To Building Under Way**

**Demand for Columbus Circle Space Likely to Lift Height of New Structure**

The Cova Building, at the northwest corner of Broadway and Sixtieth Street, representative of the new era in the Columbus Circle, will be ready on November 1, according to the latest report of the builders to the 1841 Broadway Real Estate Company, owner of the structure. The owner has urged speed in order to meet the requests of tenants for early occupancy. It is possible that the height of the building will be increased shortly by building additional floors, because of the demand for modern space in the district.

The building has been planned and designed to carry additional floors. At the time construction work was started it was the opinion that these extra floors would not be required for a few years at least. The building has a coverage of 60 feet on Broadway and 121 feet on Sixtieth Street. It is now four stories high.

**Fifth Avenue Lace Merchants Sell Home at Hartdale**

Chauncey B. Griffen sold for Edward Klauber of Klauber Bros. & Co., the Fifth Avenue lace merchants his Colonial home with garage at 12 Colvin Place, in the Greenacres tract at Hartdale. Edward Ellis, of Mamaroneck, N. Y., is the purchaser. The property was sold at \$35,000.

## Acres Fronting on Pelham Bay, Bought 75 Years Ago, Have Been Parceled Into 1,200 Lots; Public Library to Share in Proceeds of Sale

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last two years, is located the highly improved and popular Lohbaur Park residential colony, which property was sold at public auction by Mr. Day more than a decade ago.

With the exception of the West-



chester Country Club property, which is to be cut up into sites and sold, the Lorillard Spencer estate is practically the last large property in the Pelham Bay Park and Long Island Sound section of the East Bronx remaining to be sold at public auction.

**Tract Bought Seventy-five Years Ago**  
The late Lorillard Spencer 1st, acquired this property for use as a country seat, about seventy-five years ago. The 1750 acres constituting the estate of Pelham Bay Park, with about twenty miles of water frontage, were acquired by the City of New York in the year 1888, about forty years ago, thirty-five years after Lorillard Spencer 1st, had the foresight to purchase the present Lorillard Spencer estate, which at that time was located in Westchester County, although now a part of the Bronx.

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## Acquire House on Big Plot on Morningside Drive; Many Other Apartments Figure in the Trading

The Mont Cenis Apartments, Inc., a corporation consisting of twenty-four tenants, have purchased the six-story elevator apartment at 54 Morningside Drive, southwest corner of 156th Street, 60x100. The house has four apartments on a floor, consisting of five, six, seven and eight room apartments.

The officers of the new corporation are Alexander J. Field, of the law firm of Davies, Auerbach & Cornell, president; Maynard W. Hamblin, renting agent of the Western Union Telegraph Company, vice-president; Professor Clinton Walker Keyes, of Columbia University, secretary and treasurer. Spotts & Starr, Inc., were the brokers.

Jacob Manowitz sold to the Long Beach Realtors, Inc., represented by Nathan H. Stone, the six-story elevator apartment at the northeast corner of Seventh Avenue and Cathedral Parkway, 70x11x100.

The Manboro Realty Corporation sold to Frances Rothblum the six-story elevator apartment house, known as the Saratoga, at 512 West 122d Street, 50x99.11.

The Two and Four West 116th Street Corporation, with M. Farb, M. Dermer and J. Kessler as directors, has been formed to take over the property at that address, a five-story bathhouse, with stores, 51x50, at the southwest corner of Fifth Avenue. The Goldsoll Realities, Inc., holds title.

**More Activity in Harlem**  
The Frank L. Fish Company has sold for Zada Howard Beakert, the six-story elevator apartment house, known as the Ludington, at 205 West 101st Street, to Nathan Nemorofsky. The property was sold at \$175,000.

L. and A. Gottlieb sold to Ferdinand Lamacra the six-story tenement at 319 and 321 East 107th Street, 50x75.10.

Francis M. Santoro sold the five-story flat, 50x100, at 19 East 108th Street for Mrs. Mary Bruther to B. Di Liberto.

The Cruijkshank Company sold for the estate of Edwin A. Cruijkshank to Simon Tash the three tenements with stores at the northeast corner of Third Avenue and 110th Street, 50x110.

Belle Pauker sold to Louis Vengny the three-story tenement at 1850 First Street, 21x70.

Arnold Schwartz resold to Harry J. Linkoff and Arthur Bishop the eight four-story houses at 248 to 258 West 124th Street, 120x49.11.

Emily R. Keating sold to Kathrina Didion the five-story house at 66 East Ninety-fourth Street, 27x100.8.

Ward Belcher and Son sold to the Dormond Realty Company, Simon Myers president, the four-story tenement with stores, 25x102.2, at 311 East Seventy-fifth Street, for the estate of Louis A. Healy.

John J. Hoeck, Inc., sold for Louis Rosenheim 452 West Thirty-seventh Street, a five-story tenement with stores.

The southwest corner of Thirty-third and First Avenue, a three-story building, 25x100, has been sold by the Peter Doelger estate to A. Levin and I. Strauss. Julius Fine represented the purchaser.

Mary E. Fitts sold to Hattie Sperber the five-story tenement at 644 East Eleventh Street, 25x94.9.

Gina and S. Giovanni Da Martini the six-story flat at 19 and 12 Morton Street, 50x90.

The Clem Realty Company sold to Joseph Charles the six-story tenement at 238 and Broadway, northeast corner of Gouverneur Street, 22x45.0.

M. Jacobson sold to M. Unzalone the five-story tenement at 75 Market Street, 27x54.

Samuel Hetson sold to Louis Chizik the six-story tenement at 133 Henry Street, 24x287.8.

**Sales of Private Homes**  
The Berko Realty Company sold to Sophie Weber the three-story dwelling at 189 East Ninety-ninth Street, 25x70.

The Hanover Mortgage Company sold to Edith L. Brown the three-story dwelling at 124 East Thirtieth Street, 17x100.8.

Benjamin Feinberg sold to Jennie Finkelstein 24 West 115th Street, a three-story dwelling, 20x100.11.

Emma B. Lever, sold to John Verbeck the three-story dwelling at 70 West Ninety-ninth Street, 25x100.8.

Blanche Westendock sold to Mary R. Little the three-story dwelling at 311 West 103d Street, 20x100.11.

Herbert D. Burnham sold to Clara Kunkin the four-story dwelling at 168 West 123d Street, 15x100.11.

James H. Cruijkshank resold to Alexander Downes 4 West 30th Street, a four-story dwelling, 16.8x100, through J. A. Steele.

**Manhattan and Brooklyn Folk Leave for Flushing**

**New Homes There Attract Them From Old Neighborhoods**

Manhattan and Brooklyn lost several residents last week through the purchase in Flushing of homes in the Tona development on Thirtieth Street, south of Broadway. The Tona Company, which has much success in marketing its Thirtieth Street houses, its initial development in Flushing, than additional homes are to be erected. The Quinlan, Terry & Johnson Company, which has handled the selling of the property, said yesterday that the latest buyers of Tona houses are Harry Sheldon, 327 St. John's Place, Brooklyn; Mrs. Sadie Glanville, 45 North Twenty-first Street, Flushing; Mrs. Lois Delmour Medicus, Bayside; R. N. Fitting, 84 Pine Street, New York City, and Charles Fischer, New York City.

**175 Acres in New Jersey Purchased for Camp**

Feist & Feist sold to the General Electric Company a 175-acre plot at Parsippany, N. J., for Mary E. Cobb and Mary E. Kimball for a recreation camp. The present camp is on Lake George. The plot just acquired has a stream running through it, which will be deepened and widened. There is a large house, with barn, on the property, which will be enlarged. A building will also be erected for dancing and clubroom purposes. There will be developed a golf course.

The same owners of the new dwelling at 9 Stanley Road, South Orange, 45x100, to Celestine Zusi. It contains nine rooms, sun parlor and two bathrooms, and there is a two-car garage.